

(Do Not Write Above This Line)

AN ORDINANCE *Amended* Z-00-62
BY: COUNCILMEMBER DERRICK BOAZMAN

AN ORDINANCE TO AMEND THE CITY OF ATLANTA ZONING ORDINANCE, AS AMENDED, SO AS TO REZONE CERTAIN PROPERTIES WITHIN THE **SOUTHSIDE REDEVELOPMENT PLAN AREA** FROM VARIOUS DISTRICTS TO VARIOUS DISTRICTS TO IMPLEMENT THE SOUTHSIDE URBAN REDEVELOPMENT PLAN; AND FOR OTHER PURPOSES.

**ADOPTED BY
OCT 02 2000**

COUNCIL

- ☐ **CONSENT REFER**
☐ **REGULAR REPORT REFER**
☐ **ADVERTISE & REFER**
☐ **1st ADOPT 2nd READ & REFER**

Date Referred 7/5/00

Referred To: ZLB & Zoning

First Reading

Committee _____
Date _____
Chair _____

Committee

Date 9-26-00
Chair William Stans
Actions:
Fav, Adv, Held (see rev. side)
Other:

Members

6

Refer To

Committee

Date _____

Chair

Actions:

Fav, Adv, Hold (see rev. side)

Members

Refer To

COUNCIL ACTION

☒ 2nd ☐ 1st & 2nd ☐ 3rd

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED
OCT 2 2000

OCT 2 2000

ATIANTA CITY COUNCIL PRESIDENT

OCT 02 2003

Ruth Daughin Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

ARROW

OCT 11 2000

WITHOUT SIGNIFICANT
BY OPERATION OF LAW



CITY COUNCIL
ATLANTA, GEORGIA

00-○-1082

AN ORDINANCE

BY: COUNCILMEMBER DERRICK BOAZMAN

Z- 00- 62

AN ORDINANCE TO AMEND THE CITY OF ATLANTA ZONING ORDINANCE, AS AMENDED, SO AS TO REZONE CERTAIN PROPERTIES WITHIN THE **SOUTHSIDE REDEVELOPMENT PLAN AREA** FROM VARIOUS DISTRICTS TO VARIOUS DISTRICTS TO IMPLEMENT THE SOUTHSIDE URBAN REDEVELOPMENT PLAN; AND FOR OTHER PURPOSES.

COUNCIL DISTRICTS 1 AND 12

NPU Y

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located in the **Southside Redevelopment Plan area**, be changed as described in the attached exhibit A and B and as shown on the attached maps Exhibit C, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **41, 55, 56, 71, 72, 89 and 90** of the **14th** District, **Fulton** County, Georgia, being more particularly shown on the attached map.

SECTION 2. That if this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

A true copy,

Phonda Daughin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

OCT 02, 2000

OCT 11, 2000

**DESCRIPTIONS OF PROPOSED ZONING DISTRICT CHANGES:
SOUTHSIDE AREA REDEVELOPMENT PLAN
(EXHIBIT A)**

Tract Number	Location	Current Zoning	Proposed Zoning	Rationale for Change
5	Langford Pl.	R5	C1-C	To encourage commercial development of Joyland Village Center that conforms to the conditional zoning criteria.
6	Pryor Rd. at Shaw St.	RG2	C1-C	To encourage commercial development of Joyland Village Center that conforms to the conditional zoning criteria.
7	Pryor Rd.	C1	R5	To limit commercial development to Joyland Village Center.
7A	Pryor Rd. at Thornton St.	C-1	C1-C	To encourage commercial development of Joyland Village Center that conforms to the conditional zoning criteria.
8	Lakewood Village Apartments	RG2	RG2-C	To encourage residential growth and development of Lakewood Village Apts.
11	Milton Ave. south of A&WP Railway	I2	I1-C	To encourage loft and studio adaptive reuse and to preserve the character of adjacent residential area.
14	McDonough Blvd. At Southern Railway	I2	C1-C	To encourage the redevelopment of the Chosewood Park Village Center and to preserve the character of adjacent residential area.
17	Casanova St	R5	R4A	To preserve Chosewood Park residential neighborhood and discourage conversions of single-family dwellings to duplexes.
20	McDonough Blvd	C-2	C-2-C	To encourage the redevelopment of the Chosewood Park Village that conforms to the conditional zoning criteria and preserves the character of adjacent residential area.



**DESCRIPTIONS OF PROPOSED ZONING DISTRICT CHANGES:
SOUTHSIDE AREA REDEVELOPMENT PLAN
CONDITIONAL ZONINGS
(EXHIBIT B)**

Tract Number	Location	Proposed Zoning	Proposed Zoning Condition
5	Langford Place	C1-C	Pryor Road Design Guidelines (Attached Exhibit C)
6	Pryor Road at Shaw St.	C1-C	Pryor Road Design Guidelines (Attached Exhibit C)
7	Pryor Road	R5	No Conditions
7A	Pryor Rd. at Thornton St.	C-1-C	Pryor Road Design Guidelines (Attached Exhibit C)
8	Lakewood Village Apartments	RG2-C	Pryor Road Design Guidelines (Attached Exhibit C)
11	Milton Ave. south of A&WP Railway	I1-C	All principal uses and structures allowed except for the following uses: adult businesses, parking structures and lots, junk yards, open storage, scrap metal processors, and salvage yards. A ten-foot landscape strip along the public right of way must be provided. All fencing shall be in accordance with city code.
14	McDonough Blvd. At Southern Railway	C1-C	All principal uses and structures allowed except for the following uses: adult video, adult entertainment, pool halls, taverns or bars, parking structures and lots and clubs and lodges; sales and leasing agencies for new or used passenger automobiles; selling, servicing and repairing of new or used vehicles or dealing with the disposal of used vehicles.
17	Casanova St	R4A	No Conditions
20	McDonough Blvd	C-2-C	All principal uses and structures allowed except for the following uses: adult video, adult entertainment, pool halls, taverns or bars, parking structures and lots and clubs and lodges; sales and leasing agencies for new or used passenger automobiles; selling, servicing and repairing of new or used vehicles or dealing with the disposal of used vehicles.

R-4B

Z-00-27

Southside Redevelopment Plan (NPU-Y)

Page 1 of 3

EXHIBIT C

TRACT 5

From: R-5 (Two Family Residential) District
To: C-1-C (Community Business-Conditional) District

RG2

C1

RG2

JOYLAND
PARK

C1

TRACT 7A

From: C-1 (Community Business) District
To: C-1-C (Community Business-Conditional) District

TRACT 6

From: RG-2 (Residential General-Sector 2) District
To: C-1-C (Community Business-Conditional) District

R5

C1

RG-2-C

LA VILLA

APTS.

C1

LAKEWOOD
VILLAGE
APTS.

RG2

TRACT 8

From: RG-2 (Residential General-Sector 2) District
To: RG-2-C (Residential General-Sector 2-Conditional) District

TRACT 7

From: C-1 (Community Business) District
To: R-5 (Two Family Residential) District

RG2

CARV

JENKINS


II

1.352 m

CAPITOL

only for
factory

ISC



४७

21

TRACT II

*From: I-2 (Heavy Industrial) District
To: I-1-C (Light Industrial-Conditional) District*

SCHOOL
R-5

Q-1

५०

1

6A.M. 1971

II-

五

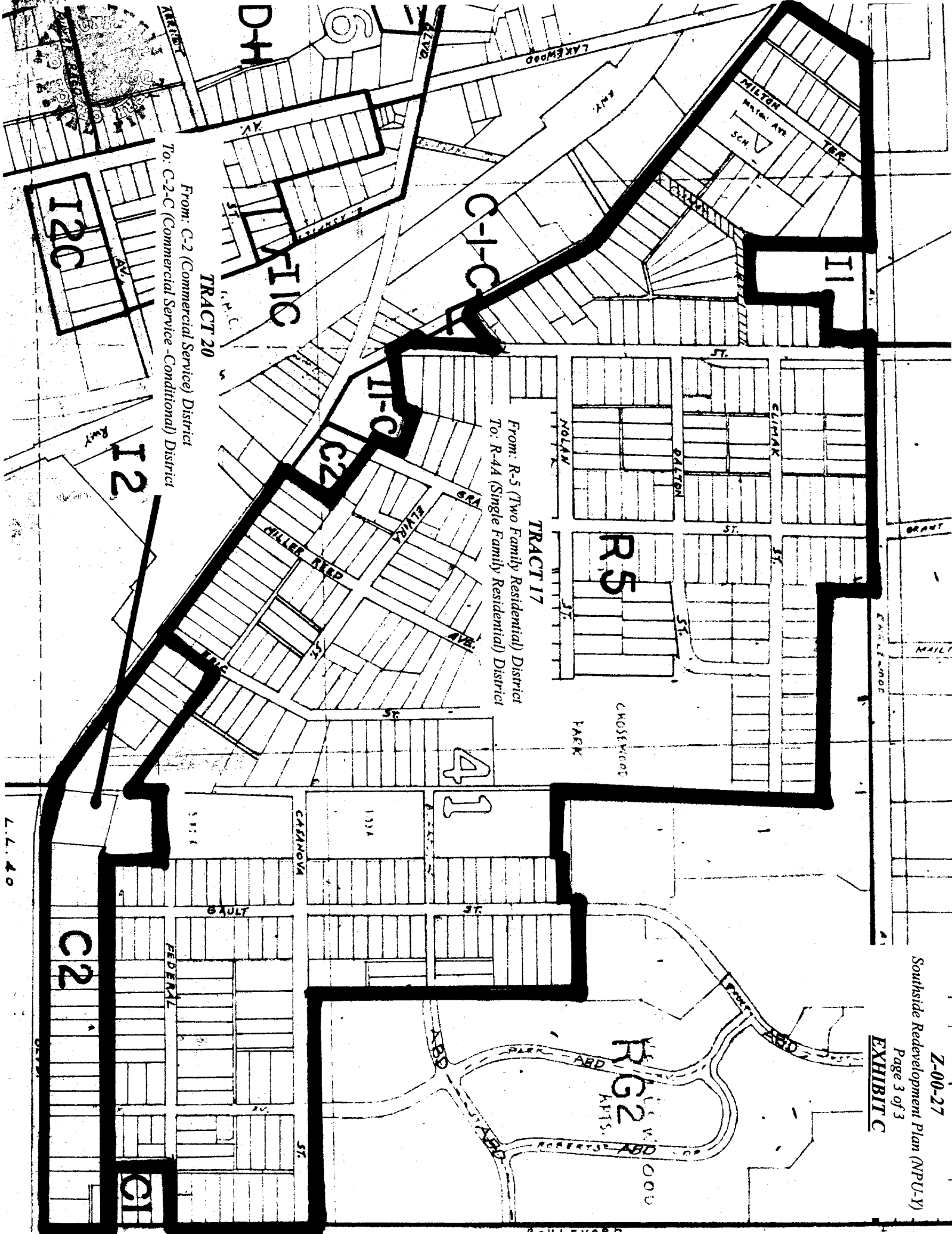
TRACT 14

*From: I-2 (Heavy Industrial) District
To: C-1-C (Community Business-Conditional) District*

Z-00-27
Southside Redevelopment Plan (NPL-Y)
 Page 2 of 3
EXHIBIT C

Page 2 of 3

EXHIBIT C



From: C-2 (Commercial Service) District
To: C-2-C (Commercial Service - Conditional) District

From: R-5 (Two Family Residential) District
To: R-4A (Single Family Residential) District

RCS# 2271
10/02/00
3:08 PM

Atlanta City Council

Regular Session

00-O-1082

Z-00-62; Southside Redevelopment
Plan Area Y-1 & 12; Various
Adopt

YEAS: 10
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 4
EXCUSED: 0
ABSENT 2

Y McCarty	B Dorsey	NV Moore	Y Thomas
Y Starnes	NV Woolard	B Martin	NV Emmons
Y Bond	Y Morris	Y Maddox	Y Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

CORRECTED COPY

00-O-1082